004.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	963,500 / 963,500
					USE VALUE:	963,500 / 963,500
					ASSESSED:	963,500 / 963,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99	-101	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KATSIKIS JAMES S/TASIA
Owner 2:	
Owner 3:	
Street 1:	3 KATSIKIS CT
Street 2:	
Twn/City:	ANDOVER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01810 Type:

PREVIOUS OWNER

Owner 1:	DIMOPOULOS TASIA -
Owner 2:	-
Street 1:	99 MELROSE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,512 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2968 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5512.000	490,100	5,100	468,300	963,500
Total Card	0.127	490,100	5,100	468,300	963,500
Total Parcel	0.127	490,100	5,100	468,300	963,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.63 | /Parcel: 324.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	490,200	5100	5,512.	468,300	963,600	963,600	Year End Roll	12/18/2019
2019	104	FV	377,500	5100	5,512.	497,600	880,200	880,200	Year End Roll	1/3/2019
2018	104	FV	377,500	5100	5,512.	362,900	745,500	745,500	Year End Roll	12/20/2017
2017	104	FV	353,300	5100	5,512.	316,100	674,500	674,500	Year End Roll	1/3/2017
2016	104	FV	353,300	5100	5,512.	269,300	627,700	627,700	Year End	1/4/2016
2015	104	FV	313,400	5100	5,512.	263,400	581,900	581,900	Year End Roll	12/11/2014
2014	104	FV	313,400	5100	5,512.	216,600	535,100	535,100	Year End Roll	12/16/2013
2013	104	FV	326,600	5100	5,512.	206,000	537,700	537,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 398

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIMOPOULOS TASI	41883-128		1/27/2004	Family	1	No	No		
DIMOPOULOS DIMI	28395-148		4/1/1998	Family	137,500	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Meas/Inspect	372	PATRIOT
5/4/2009	Measured	163	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	263	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 3739
GIS Ref:
GIS Ref:
Insp Date: 08/11/17

!398!

PRINT

Date	Time
12/10/20	16:12:27

LAST REV

Date	Time
10/27/17	07:45:21

ekelly

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	3739
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5512		Sq. Ft.	Site		0	80.	1.06	1									468,286						468,300	

Total AC/HA: 0.12654 | Total SF/SM: 5512 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 468,286 | Spl Credit | Total: 468,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04473686
Const Adj.:	0.97757620
Adj $ / SQ:	173.623
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	665906
Depreciation:	175799
Depreciated Total:	490107

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

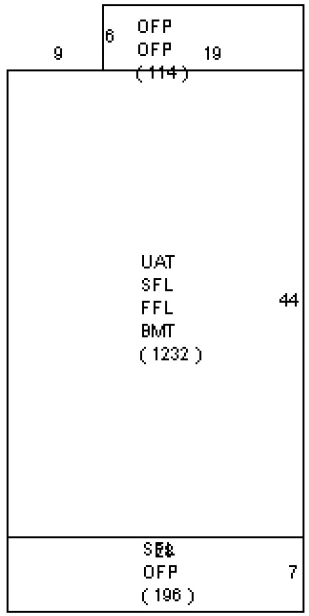
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.62
Special Features:	0	Val/Su Net:	105.99
Final Total:	490100	Val/Su SzAd	184.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,428	173.620	247,933
BMT	Basement	1,232	52.090	64,171
FFL	First Floor	1,232	173.620	213,903
OFP	Open Porch	424	19.930	8,452
UAT	Upper Attic	308	97.230	29,946

Net Sketched Area:	4,624			Total:	564,405
Size Ad	2660	Gross Are	5548	FinArea	2968

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	400	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100